



City of Carmel

Carmel Advisory Board of Zoning Appeals SPECIAL MEETING Thursday, March 31, 2005

Time:

6:00 P.M.

Place:

Council Chambers, Second Floor
Carmel City Hall
One Civic Square
Carmel, IN 46032

AGENDA:

- A. Call to Order (6:00 p.m.)
- B. Pledge of Allegiance
- C. Roll Call
- D. Declaration of Quorum
- E. Approval of Minutes of Previous Meeting
- F. Communications, Bills, and Expenditures
- G. Reports, Announcements, Legal Counsel Report and Department Concerns
- H. **Public Hearing.**

1h. Mohawk Crossing, Sec 4, Lot 94: Suder pool

The applicant seeks the following development standards variance approval:

Docket No. 05030008 V Chapter 25.01.01.C.8.a pool's side yard setback

The site is located at 4925 Jennings Dr. and is zoned S-1/Residence. Filed by Ms. Kim Suder.

2h. Fidelity Plaza, Tower 3

The applicant seeks the following development standards variance approval:

Docket No. 05030015 V Chapter 26.04.05 bufferyard requirements

The site is located at 11590 N Meridian and is zoned B-6/Business and S-2/Residence.

Filed jointly by Carmel DOCS and REI Investments.

3-7h. Companion Animal Hospital

Applicant seeks use variance & development standards variance approvals for veterinary hospital.

Docket No. 04090009 UV Chapter 19.01 permitted uses

Docket No. 04090010 V Chapter 27.05 number of parking spaces

Docket No. 04090023 V Chapter 26.04.05 buffer yard requirements

~~**Docket No. 04090024 V** Chapter 19.04.03 side yard setbacks~~ WITHDRAWN

Docket No. 04090025 V Chapter 19.04.02 front yard setback

The site is located at 1425 S Range Line Rd and is zoned B-8/Business.

Filed by Jim Shinaver of Nelson & Frankenberger for Dr. Buzzetti.

8-10h. Office - Hahn Surveying

The applicant seeks the following use variance and development standards variance approvals:

Docket No. 05020030 UV Chapter 6.01.01 permitted uses

Docket No. 05020031 V Chapter 27.03.03 parking lot curbing

Docket No. 05020032 V Chapter 26.04.05 buffer yard requirements

The site is located at 9639 Haverstick Rd. and is zoned S-2/Residence.

Filed by Mark Monroe of Wooden & McLaughlin for W&D Land Co, LLC.

11-13h. 1301 S. Rangeline Road - Commercial Building

The applicant seeks the following development standards variance approvals:

Docket No. 05020040 V	Chapter 19.04.02	building setback
Docket No. 05020041 V	Chapter 27.07.02-09.b	number/type signs
Docket No. 05020042 V	Chapter 27.05	number parking spaces

The site is located at 1301 S. Range Line Rd. and is zoned B-8/Business, now within the Carmel Dr/Rangeline Rd Overlay.

Filed by E. Davis Coots of Coots Henke & Wheeler for the Fineberg Group, LLC.

14-16h. TABLED ~~O'Malia Fireplace Shop Expansion~~

~~The applicant seeks the following development standards variances:~~

~~**Docket No. 04100017 V** Chapter 12.04.02 front yard setback~~

~~**Docket No. 04100018 V** Chapter 27.03.02 no curbed parking~~

~~**Docket No. 04110009 V** Chapter 26.04.05 buffer yard requirements~~

~~The site is located at 220 S Range Line Rd. The site is zoned B-1/Business.~~

~~Filed by Paul Reis of Drewry Simmons Pitts & Vornehm for the Helen J. O'Malia Trust.~~

17h. TABLED ~~Martin Marietta Materials - Mueller Property North~~

~~Petitioner seeks special use approval to establish a sand/gravel extraction operation on 104± acres, with artificial lake reclamation.~~

~~**Docket No. 05010021 SU** Chapter 5.02 special use in the S-1 zone~~

~~The site is located at the northwest corner of East 106th Street and Hazel Dell Parkway.~~

~~The site is zoned S-1/Residence - Low Density.~~

~~Filed by Zeff Weiss of Ice Miller for Martin Marietta Materials, Inc.~~

H. Old Business.

1i. TABLED TO HEARING OFFICER

~~CMC Properties, Sec 2, lot 3~~

~~Petitioner seeks the following development standards variance approval:~~

~~**Docket No. 04120010 V** Chapter 25.07.03.03(d)(2) real estate sign height~~

~~The site is located at the northwest corner of 131st St. and US 31. The site is zoned B-5/Business within the US 31 Overlay.~~

~~Filed by Sherry Marchbanks of Mazda Sign, Inc. for CMC.~~

2-3i. Carmel/Clay Schools, Soccer Fields at River Rd

The applicant seeks special use approval to construct sports fields and parking:

Docket No. 05010046 SU	Chapter 5.02	Special Use in S-1 Zone
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Docket No. 05020006 V	Chapter 27.03.0	parking lot curbing
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The site is located at the northwest corner of River Rd and 126th Street. The site is zoned S-1/Residence-Low Density and is within the Special Flood Hazard Zone.

Filed by George Zboyovsky of Paul I Cripe for Carmel/Clay Schools.

J. New Business.

K. Adjourn.